

THE EQUITABLE BANK, S.S.B.

Case No. 12-CV-01369

Plaintiff,

vs.

Foreclosure of Mortgage  
Code No. 30404NEXT STEP SHELTERS OF WISCONSIN INC.,  
a Wisconsin non-stock corporation,  
MICHAEL G. ROUSH  
and  
SUSAN D. MILLER,

Defendants.

**NOTICE OF SHERIFF'S SALE**RECEIVED  
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WAUKESHA SHERIFF  
PROCESS DIVISION

By virtue of a Judgment of Foreclosure made in the above entitled action on the 22<sup>nd</sup> day of June, 2012, I will sell at public auction in the lobby of the Sheriff's Department/Justice Center, Door Number 8, 515 West Moreland Boulevard, in the City and County of Waukesha, Wisconsin, on the 16<sup>th</sup> day of January, 2013, at 10:00 A.M., all the following described mortgaged premises, to-wit:

All that part of the Northwest  $\frac{1}{4}$  of Section 32, Town 6 North, Range 20 East, City of New Berlin, County of Waukesha, State of Wisconsin, bounded and described as follows:

Commencing at a point in the center of the Milwaukee and Janesville Road, 10 chains 81  $\frac{1}{2}$  links Northeasterly from where said road crosses the West line of said Section of the Northeast corner of a four acre lot conveyed by Wm. Kilpatrick and wife to Daniel P. Wood by deed dated July 31, 1879 and running Southeasterly along said Lot 8 chains to a stake at corner of said Lot; thence Northeasterly in a direct line with the South line of said Lot and parallel with said road 8 chains 62  $\frac{1}{2}$  links to a stake; thence Northwesterly parallel with the first line 3 chains 61 links to a stake at the Southwest corner of Albert C. Pecks land, thence Northwesterly along the line of said Peck's land at right angle with said road 4 chains 50 links to a stake in the center of said road, thence Southwesterly along center of said road 6 chains and 81  $\frac{1}{2}$  links to the place of beginning.

EXCEPTING AND RESERVING THEREFROM that certain piece or parcel of land described as follows:

That certain tract, piece or parcel of land, situated in the Northwest  $\frac{1}{4}$  of Section 32, Town 6 North, Range 20 East, more particularly described as follows:

Commencing at the intersection of the West line of said Section 32, with the center line of Wisconsin State Trunk Highway 15, also known as the Milwaukee and Janesville Road, distant North 755.04 feet from the West  $\frac{1}{4}$  Section corner of said Section 32, and thence North 53° 47' East on the said center line 681.78 feet to the true point of beginning of the area herein described at the Northeast corner of lands described in Volume 391 at Page

44, Document No. 281525, Waukesha County records, thence from the true point of beginning South 16° 12' East on Northeasterly line of the said lands described in Volume 391 at Page 44, 251.12 feet to an iron pipe, thence North 53° 47' East 200 feet to an iron pipe; thence North 16° 12' West 255.72 feet to a point on the center line of Wisconsin State Trunk Highway 15, thence along said center line South 49° 15' West, 55.0 feet to a point, thence along said center line South 53° 47' West 146.5 feet to the place of beginning.

ALSO EXCEPTING that parcel of real estate described in Volume 477 of Deeds, Page 234, Document No. 318802, Waukesha County records.

Tax Key No. NBC 1278.987

TERMS: The successful bidder must pay ten percent (10%) of the bid in cash or cashier's check at the time of sale and the balance of the sale price and the applicable real estate transfer tax on confirmation. The property is sold "AS IS", subject to all liens and encumbrances, and shall be sold as a whole.

Dated at Waukesha, Wisconsin this 29<sup>th</sup> day of October, 2012.

DANIEL TRAWICKI  
Sheriff of Waukesha County, Wis.

PEREGRINE & ROTH, S.C.  
Plaintiff's Attorneys

Daniel J. Trawicki

The above property is located at 20115-20125 W. National Avenue, New Berlin, WI 53146.

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